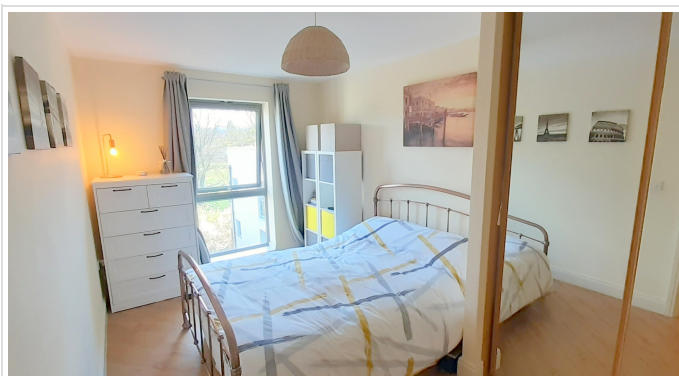
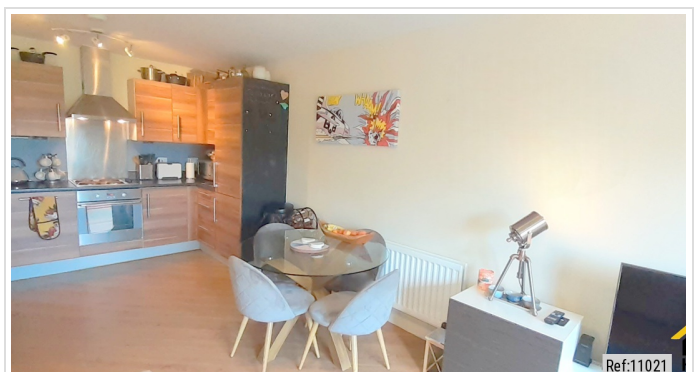


2 Bed Flat In Fleming House St. Georges Grove, London, SW17 0BF £460,000



# SHORT DESCRIPTION

Property Ref: 11021 This is a light two-bedroom third floor contemporary flat with lift in Fleming House benefiting from the newly opened 'Springfield Park' on the doorstep. St Georges Grove is between Earlsfield and Tooting. This quiet and spacious flat benefits from two generous double bedrooms and a large entrance hallway with wooden effect flooring and storage cupboards. The main bedroom has a large built-in wardrobe, with en-suite shower room with basin and w/c. Off the hallway is a large family bathroom and another spacious cupboard storing boiler and electric immersion tank. The open-plan kitchen/reception room has a large Northeast facing private balcony perfect for entertaining and over the new Springfield Hospital. 'The building has a bike storage lock up plus a shared garden. The development also has its own convenient Tesco's shop. The property comes with an allocated parking space and benefits from having no outside road and a community feel (there is a Facebook residents' group). All local transport links (Tooting Broadway 0.6m, Tooting Bec 0.7m, Earlsfield 0.7m) are easily accessed by bus or by foot. This is the perfect home for anyone working at St Georges Hospital or commuting to central London. Property Type: Flat Full selling price: £460000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 110 Yearly Ground Rent Cost: £250.00 Yearly Management Cost: £1200.00 Council tax band: D EPC rating:C Measurement: 689 sq.ft. Outside Space: Communal Garden, Balcony Parking: Allocated Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-Occupied... -----

2

Bed Room(s)

2

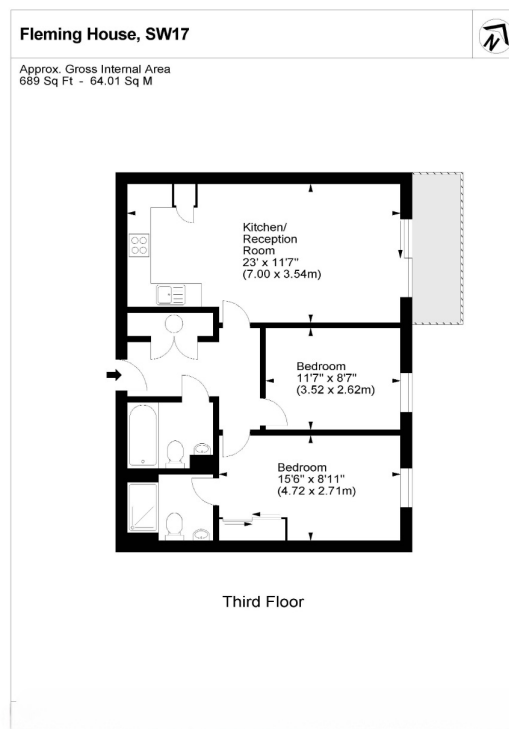
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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